



**October 7, 9:00 – 10:30 a.m.**  
**HB 1923 Grantees: Duplex, Triplex, and Courtyards Apartments and Duplexes on Corner Lots**

**Organizer:** Laura Hodgson, [Laura.Hodgson@commerce.wa.gov](mailto:Laura.Hodgson@commerce.wa.gov) Mobile: 360.764.3143

**Zoom Info:** Join Zoom Meeting  
<https://wastatecommerce.zoom.us/j/95126625607?pwd=bUJvcGUrZVNiSGxDazNMcTRiRUlnUT09>  
 Meeting ID: 951 2662 5607  
 Passcode: 578689  
 One tap mobile : +12532158782,,95126625607#,,,,,,0#,,578689# US (Tacoma)  
 Dial by your location: +1 253 215 8782 US (Tacoma)

**Meeting Purposes:**

1. Hear from a jurisdiction with extensive experience in Missing Middle Housing
2. Share progress and successes on developing duplex/triplex/courtyard apt and duplex/corner lot codes
3. Discuss issues or questions on code development and adoption

If you would like to speak on an agenda item during the meeting, please comment in the chat box so we can call on you. You can also send an email to [Laura.Hodgson@commerce.wa.gov](mailto:Laura.Hodgson@commerce.wa.gov) or [Anne.Fritzel@commerce.wa.gov](mailto:Anne.Fritzel@commerce.wa.gov) if you have comments on specific items.

Agenda Items	Time	Notes
<b>Welcome</b>	5 minutes	Commerce announcements on: <ul style="list-style-type: none"> <li>• Overview of what we have heard from HB 1923 grantees in status updates</li> <li>• Information on deliverable dates and changes that may be needed</li> <li>• EZView website resources</li> <li>• Information on grantees selecting these options</li> </ul>
<b>Hear from city with experience on Missing Middle Housing</b>	15 minutes	In 2017, Olympia began work on Missing Middle Housing (MMH). Although it was adopted in October of 2018, it was invalidated by the Growth Management Hearings Board in 2019. Olympia is now working again to adopt MMH under the guidelines of HB 1923. Joyce Phillips, Senior Planner, will briefly describe the history of MMH in Olympia, lessons learned, and their current efforts.  Questions and Answers.

<p><b>Share progress on duplex/triplex/ courtyard apt and duplex/corner lot actions</b></p>	<p>30 minutes</p>	<p>What is (or was) your process or methodology for determining which zones or areas would have the additional housing types? And/or what factors did you consider when adding the additional housing types to address compatibility?</p> <p>What challenges or issues are you (or did you) face when developing your code changes and working through the adoption process?</p> <p>How do you plan to (or how did you) gain public and council support for the changes you proposed?</p> <p>What lessons learned or tips do you have for jurisdictions who are earlier in the process?</p> <p><b>Speakers:</b> East Wenatchee (first draft done – d/t/c and d/corner), Lake Stevens (adopted - d/t/c), Wenatchee (adopted – d/t/c and d/corner)</p>
<p><b>Break-out Discussion Groups</b></p>	<p>20 minutes</p>	<p>Discuss the following questions for 12 minutes then report back to group:</p> <ul style="list-style-type: none"> <li>• What actions are you pursuing and what stage are you at in the process?</li> <li>• What is the biggest challenge you will face over the next three months? How do you plan to address it?</li> <li>• Are you planning to use design standards to help improve fit?</li> <li>• Where are you anticipating missing middle infill? (i.e., transit corridors, campus areas?)</li> <li>• Are covenants and HOA agreements a barrier?</li> </ul>
<p><b>Q&amp;A</b></p>	<p>5 minutes</p>	<p>Time for cities to ask questions of each other or Commerce that have not been discussed.</p>
<p><b>Wrap-up</b></p>	<p>3 minutes</p>	<p>Are future meetings with similar action grantees desired?</p> <p>What information can Commerce provide to assist your planning efforts?</p>

CITY	Duplex Triplex Courtyard	Duplex on corner	Short Subdivision	Cluster zoning	ADU	FBC	Sub-area/ planned action	Infill Exemption	Min Density	HAP	Status
Algona	■	■	■								draft submitted
Arlington	■									■	
Bothell		■	■								
Chewelah		■					■				
East Wenatchee	■	■	■								
Fife	■	■	■		■						code analysis complete
Fircrest	■					■					
Lake Stevens	■			■				■			d/t/c and cluster adopted
Langley	■					■					
Moses Lake	■			■						■	
Mount Vernon	■	■					■				
North Bend	■					■					
Orting	■	■	■	■	■						
Pasco	■			■	■						
Ridgefield	■	■		■		■					
Ruston		■				■			■		
Vancouver	■			■			■				
Wenatchee	■	■		■	■						all adopted in 2019
Woodland	■	■	■	■	■			■	■	■	